Karen Y Johnson Davidson County
Batch# 169213 DEEDWARR
11/30/2018 03:36:50 PM 2 pgs
Fees: $13.00 Taxes: $1,712.73

20181130-0117215

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Alexander C. Down and {Kelsey Louise Allan Down {1009 A Shadow Lane {Nashville, TN 37206	{Nudge Funding LLC {360 Technology Court {Ste. 200 {Lindon, Utah 84042	} Map and Parcel } 084010i00100co
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner {Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Infill Homes, LLC, a Tennessee limited partnership (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Alexander C. Down and Kelsey Louise Allan Down, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1009A, as crated by Declaration Establishing a Horizontal Property Regime for 1009 Shadow Lane Townhomes, of record in Instrument Number 20170504-0044307, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being a portion of the same property conveyed to Infill Homes, LLC, a Tennessee limited partnership by Warranty Deed from Ideal Solutions, LLC of record in Instrument Number 20170504-0044306, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known 1009 A Shadow Lane, Nashville, Tennessee 37206.

This conveyance is subject to the following:
1. Taxes for the year 2019 and subsequent years for Davidson County.
2. To all matters as disclosed on plat of record in Book 3600, page 37 and amended in Book 3805, page 360 and Instrument No. 20170504-0044307, said Register's Office for Davidson County, Tennessee.
3. Covenants of record in Book 3676, page 361, Book 3707, page 356 and Instrument No. 20170504-0044307, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $462,900.00.
(
(
(Subscribed and sworn to before me
(this 27 day of November, 2018.
(
(
(My Commission Expires: 5.02.2022

Mary Gail Porter
Affiant

Notary Public

KIMBERLEY C KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 2, 2022

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind itself, it's successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of November, 2018.

INFILL HOMES, LLC, A TENNESSEE
LIMITED PARTNERSHIP

BY: _____
JEFF P. CHECKO, MEMBER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of November, in the year 2018, before me the undersigned, personally appeared Jeff P. Checko, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the Member of Infill Homes, LLC, a Tennessee limited partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said limited liability company for the purpose therein contained. In witness whereof.

My Commission Expires: 5-3-2021

_____
Notary Public

ROBERT J. NORTHINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

5-7-2021